

THE EFFECTIVE DATE OF THIS ORDINANCE IS \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

RE: Zoning Text Amendments ZT-11-02 through ZT-11-13

Pursuant to Maryland Annotated Code, Article 66B, the Board of County Commissioners for Frederick County, Maryland (“Board”) has the authority to adopt and amend zoning regulations and restrictions (§4.05), subdivision regulations (§5.03), moderately priced dwelling unit program regulations (§ 10.01), and adequate public facilities regulations (§ 10.01).

Pursuant to Maryland Annotated Code, Natural Resources Article, §5-1603, the Board has the authority to adopt and amend the Forest Resource Ordinance.

The Board finds it necessary and proper, and in the best interests of the health, safety and welfare of citizens of Frederick County, to amend certain sections of the Frederick County Code as follows:

1-6A-5, 1-16-141, 1-16-142, 1-19-2.130, 1-19-4.520, 1-19-5.240, 1-19-5.310, 1-19-6.100, 1-19-6.220, 1-19-6.320, 1-19-6.500, 1-19-7.510, 1-19-7.600, 1-19-7.610, 1-19-8.211, 1-19-8.300, 1-19-8.321, 1-19-8.325, 1-19-8.338, 1-19-8.356, 1-19-8.357, 1-19-8.420.2, 1-19-8.430, 1-19-8.620.2, 1-19-8.620.3, 1-19-10.400.21-19-10.500.1, 1-19-10.500.2, 1-19-10.500.3, 1-19-10.500.4, 1-19-10.500.5, 1-19-10.500.6, 1-19-10.500.7, 1-19-10.500.8, 1-19-10.500.9, 1-19-10.500.10, 1-19-10.500.11, 1-19-10.1000, 1-19-11.100, 1-20-5, 1-20-7, 1-20-8, 1-20-9, 1-20-10, 1-20-11, 1-20-12, 1-20-13, 1-20-20, 1-20-41, 1-20-51, 1-20-61, 1-20-62, 1-21-5, 1-21-30, 1-21-31, 1-21-33, 1-21-42 and create 1-19-8.212, 1-19-8.213, 1-19-8.405, 1-19-8.406

The amendments are intended to:

- Increase maximum storage capacity of petroleum product storage in the LI and GI zoning districts.
- Return the Planned Development Residential and Planned Development Employment terminology to Planned Unit Development and Mixed Use Development.
- Amend the Priority Preservation Area provisions within the Open Space Recreation floating zone.
- Permit limited accessory apartments as an accessory use and accessory apartments through site development plan review.
- Permit temporary mobile homes as an accessory use.
- Permit animal hospital or veterinary clinic in the General Commercial zoning district through site development plan review.
- Permit automobile repair or service shop in the Limited Industrial district through site development plan review.
- Provide consistency in permitted signage for places of worship and other commercial and industrial land uses in commercial and industrial districts.
- Increase the permitted signage for lots with buildings facing multiple public streets.
- Increase flexibility of outside storage requirements within the Limited Industrial and General Industrial zoning districts.
- Increase the permitted square footage devoted to product sales for limited roadside stands.
- Remove the Highway Service zoning district from the zoning ordinance.

The Frederick County Planning Commission held a duly advertised public hearing concerning this Ordinance on September 21, 2011.

The County Commissioners held a duly advertised public hearing concerning this Ordinance on October 27, 2011. The public had an opportunity to comment on this ordinance at this public hearing.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the Frederick County Code is hereby amended as shown on the attached Exhibits 1 through 12.

AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on \_\_\_\_\_, 201\_\_.

The undersigned hereby certifies that this Ordinance was approved and adopted on the \_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF FREDERICK COUNTY, MARYLAND

\_\_\_\_\_  
David B. Dunn  
County Manager

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Blaine R. Young, President